



Rosehip Cottage, 20 Henbury House Gardens, BH21 3TZ



A beautifully presented 2 bedroom mews style cottage with a south/west facing garden situated in a sought after, semi-rural courtyard development on the edge of Wimborne.

- 2 bedrooms
- 2 modern bath/shower rooms
- Recently fitted kitchen
- Recently fitted gas fired boiler
- Character features
- Peaceful, rural setting
- 2 allocated parking spaces
- Conservatory
- South/westerly facing garden
- Low maintenance
- No chain

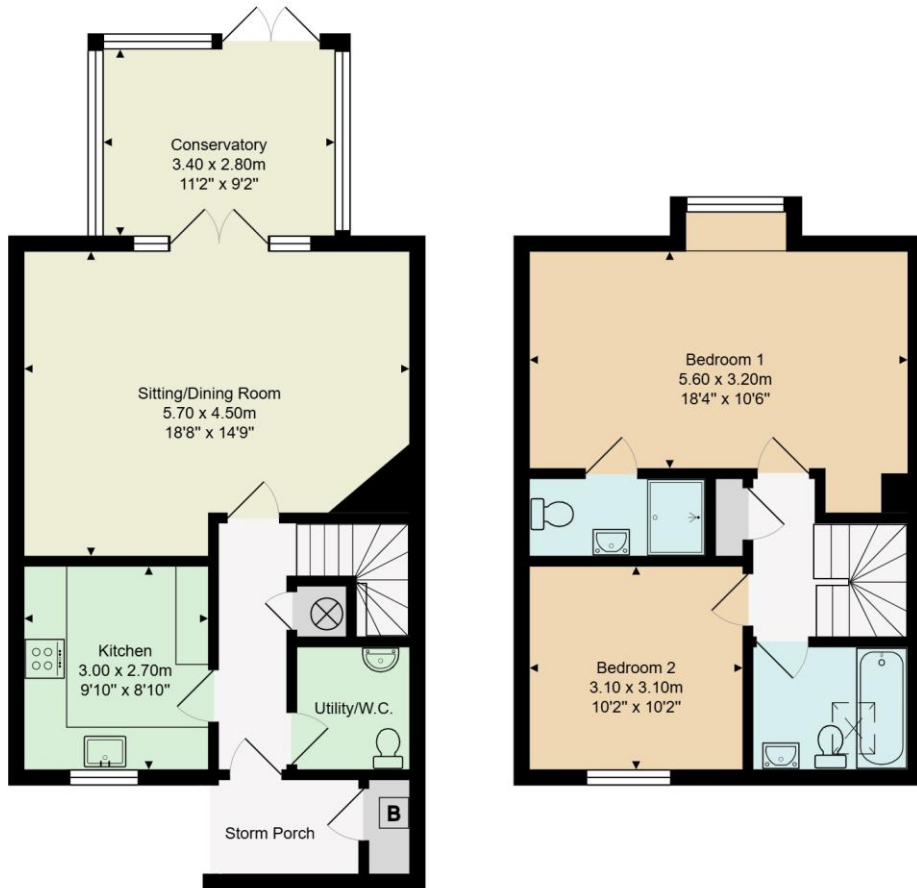
ASKING PRICE:

£380,000 (Freehold)

EPC RATING:

Band - C





All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LOCATION

Henbury House Gardens is an attractive courtyard style development built circa 2000 in the grounds of Henbury House. Set at the end of a long tree lined private drive it enjoys a peaceful semi-rural location yet is also within easy reach of Wimborne Minster less than 4 miles distant. The nearby A31 provides good transport links.

THE PROPERTY

The property itself is a charming Mews style cottage, whilst relatively modern it does offer the charm and character of a much older property with features including exposed timber beams and a brick built a fireplace. The property would suit a buyer who is looking to live in the country whilst having a low maintenance home and easy access to amenities, perfect for a 'lock up and leave'.

The accommodation briefly comprises an entrance storm porch with a fitted outdoor cupboard housing the newly fitted gas fired boiler.

Inside there is an entrance hall with stairs leading to the first floor with a fitted cupboard under which houses the hot water cylinder. The modern kitchen offers a good range of matching base and eye level units with quartz working surfaces and a range of fitted appliances including a Neff oven and hob plus a Liebherr fridge freezer and Bosch dishwasher with matching fascia units. The cloakroom has a WC, wash hand basin and space for a washing machine and tumble dryer.

The sitting dining room has exposed wooden flooring and a feature brick-built fireplace. Double doors lead out to the conservatory.

Upstairs on the 1st floor landing is a fitted cupboard and access to the loft space via hatch with a drop down ladder, the loft is boarded providing good storage.

There are two double bedrooms. Bedroom 1 is particularly spacious and has an en suite shower room. The bathroom has a three piece suite including a bath with a shower over.

Outside there are two allocated parking spaces nearby. The rear garden has been paved for ease of maintenance with planted borders, a gate gives access to the well maintained communal gardens behind.

ADDITIONAL INFORMATION

Council tax – E

Estate charge - £582 for 2024



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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